



4 Upton Close, West Bergholt, Colchester, Essex, CO6 3BJ

£450,000

- Four bedrooms
- Off road parking and garage
- Call to arrange an early viewing
- Some updating required
- No onward chain
- Generous rooms
- Vacant

4 Upton Close, Colchester CO6 3BJ

Viewing is recommended on this four bedroom home in cul de sac position in sought after location. The property benefits from having generous sized rooms consisting of lounge, kitchen/diner and cloakroom to the ground floor and to the first floor four bedrooms and family bathroom. Enclosed rear garden, front garden, driveway and integral garage. The property does require some updating with the previous owners having owned the property since new.



Council Tax Band: D



Entrance Porch

Composite front door leading to porch, double glazed window to side aspect, electric panel heater. door to :-

Hallway

Large hallway, radiator, stairs to first floor, doors to :-

Kitchen/Diner

12'2" x 7'0"

Double glazed window to front aspect, range of base and eye level units, plumbed for washing machine, space for cooker and for fridge/freezer, built in breakfast table, double glazed door to side.

Lounge

19'8" x 13'3"

Double glazed window to rear aspect, radiator, double glazed patio doors leading to rear garden.

Downstairs Cloakroom

Double glazed window to side aspect, low level WC, vanity wash hand basin, tiled floor.

Stairs and Landing

Stairs to first floor, double glazed window to front aspect, loft hatch, doors to :-

Bedroom One

11'4" x 10'11"

Double glazed window to rear aspect, radiator.

Bedroom Two

12'0" x 8'5"

Double glazed window to rear aspect, radiator.

Bedroom Three

9'9" x 9'8"

Double glazed window to front aspect, radiator

Bedroom Four

9'6" x 6'11"

Double glazed window to front aspect, radiator

Bathroom

double glazed window to side aspect, low level WC, wash hand basin, panel bath with shower over and shower screen. Radiator, fully tiled walls and floor

Rear Garden

Commencing with patio area, laid to lawn with shrub divider leading to second part of garden which was a vegetable plot previously.

Garage/Driveway

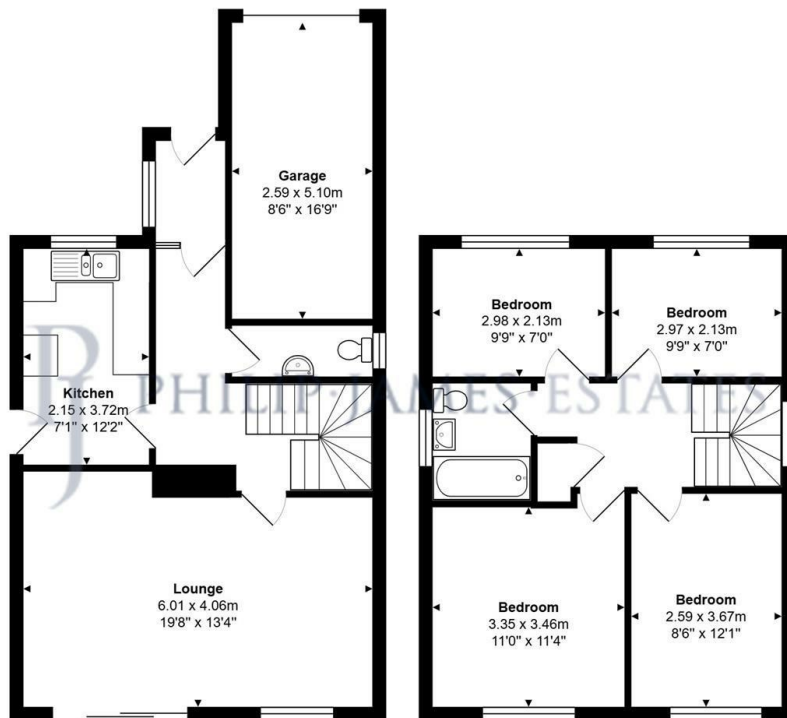
Independent block paved driveway leading to single integral garage with up and over door

Front Garden

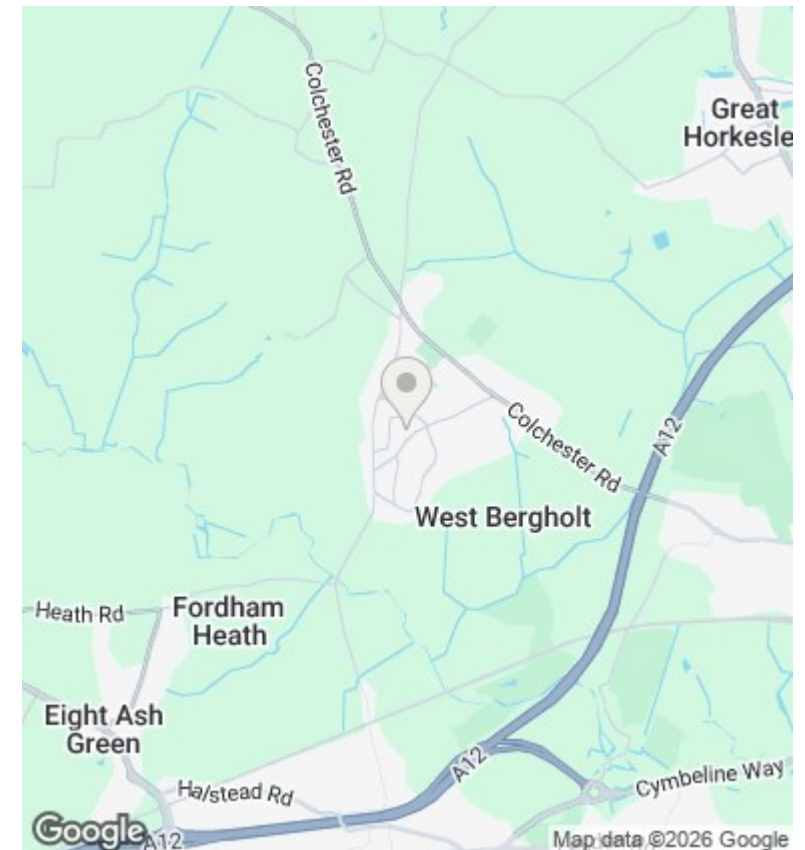
Laid with artificial lawn with shrub borders







Total Area: 93.8 m² ... 1010 ft² (excluding garage)
 Measurements are approximate for illustrative purposes only and may have been taken from the widest area
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Directions

Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 